156.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,400 / 717,400
					USE VALUE:	717,400 / 717,400
					ASSESSED:	717,400 / 717,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH MICHAEL/JUSTINE A
Owner 2:	
Owner 3:	
Street 1:	165 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYNCH MICHAEL -
Owner 2:	-
Street 1:	165 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,558 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4558.000	271,300	700	445,400	717,400
Total Card	0.105	271,300	700	445,400	717,400
Total Parcel	0.105	271,300	700	445,400	717,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.48 | /Parcel: 543.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 103783

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,400	700	4,558.	445,400	717,500	717,500	Year End Roll	12/18/2019
2019	101	FV	218,100	700	4,558.	417,600	636,400	636,400	Year End Roll	1/3/2019
2018	101	FV	216,600	300	4,558.	345,200	562,100	562,100	Year End Roll	12/20/2017
2017	101	FV	216,600	300	4,558.	317,300	534,200	534,200	Year End Roll	1/3/2017
2016	101	FV	216,600	300	4,558.	289,500	506,400	506,400	Year End	1/4/2016
2015	101	FV	208,300	300	4,558.	283,900	492,500	492,500	Year End Roll	12/11/2014
2014	101	FV	191,800	300	4,558.	263,900	456,000	456,000	Year End Roll	12/16/2013
2013	101	FV	191,800	300	4,558.	251,100	443,200	443,200		12/13/2012

!12219!

PRINT

Date	Time
12/11/20	02:19:33

LAST REV

Date	Time
04/09/18	12:19:24
apro	
12219	

USER DEFINED

Prior Id # 1:	103783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH MICHAEL	46805-455		1/11/2006	Family	1	No	No		
NEVILLE KAREN	31055-600		1/14/2000		314,000	No	No		
	13011-619		7/8/1976			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2014	581	Redo Kit	23,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
6/23/2014	Info Fm Prmt	PC	PHIL C
5/8/2009	Inspected	189	PATRIOT
1/9/2009	Measured	372	PATRIOT
3/30/2000	MLS	MM	Mary M
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4558		Sq. Ft.	Site		0	80.	1.22	9									445,393						445,400	

Total AC/HA:	0.10464	Total SF/SM:	4558	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	445,393	Spl Credit		Total:	445,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	179.516
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368598
Depreciation:	97310
Depreciated Total:	271288

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

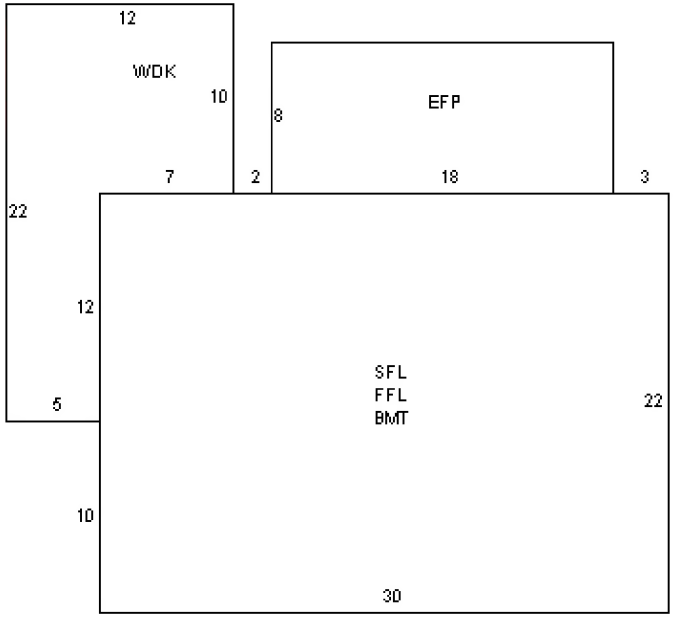
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.52
Special Features:	0	Val/Su Net:	117.75
Final Total:	271300	Val/Su SzAd	205.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	53.850	35,544
FFL	First Floor	660	179.520	118,481
SFL	Second Floor	660	179.520	118,481
WDK	Deck	180	11.380	2,049
EFP	Enclos Porch	144	45.440	6,543
	Net Sketched Area:	2,304	Total:	281,098
Size Ad	1320	Gross Are	2304	FinArea 1320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 156.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	F	FR	1985	0.00	T	34	101						
19	Patio	D	Y	1	10X16	A	AV	2014	4.59	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700